

LOT 15 BLOCK B PICCADILLY  
PARK SOUTH S/D. ORB 739-667,  
811-1212,

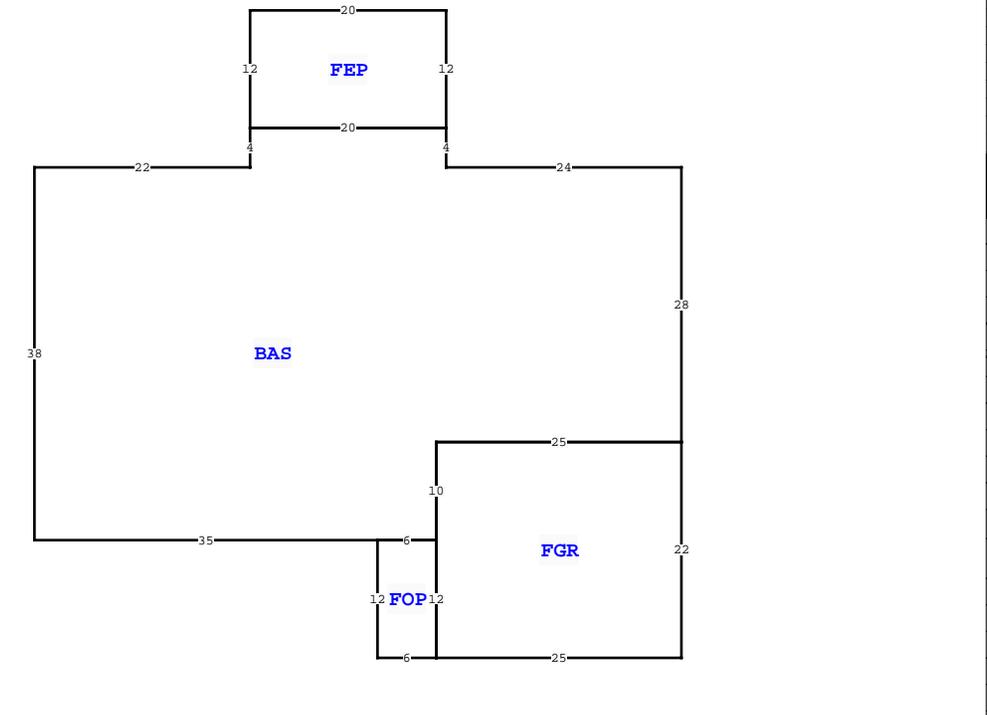
SINK NATHAN L/SINK LINDA T  
295 SW BLUEBERRY PL  
LAKE CITY, FL 32024

2026

25-4S-16-03121-021

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 60
Exterior Wall	19 COMMON BRK 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	25416.020 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	2,338
FEP	240
FGR	550
FOP	72
TOTALS	3,200

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1997	124.18	354,410	1990	1990	0	0	35.00	65.00
Heated Area: 2338 HX Base Yr 1997											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			230,366
TOTAL MARKET OB/XF VALUE			6,204
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			259,070
SOH/AGL Deduction			81,702
ASSESSED VALUE			177,368
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			125,957
TOTAL JUST VALUE			259,070
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051371	Roof Replacement	10,500	11/04/2024
32538	MAINT/ALTR	60	12/12/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0811/1212	9/29/1995	WD Q	Q	I		107,000
GRANTOR: GEORGE & PAULINE BROY						
GRANTEE: NATHAN L & LINDA T						
0739/0667	12/27/1990	WD Q	Q	I		98,000
GRANTOR: NORTON HOME IMP						
GRANTEE: GEORGE BROY						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,338	100		2,338	188,716
FEP	240	80		192	15,498
FGR	550	55		302	24,376
FOP	72	30		22	1,776
TOTALS	3,200			2,854	230,366

295 SW BLUEBERRY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	5	110.00	UT	1.40	1.40	100	0	0	3	100	154	
3	0166	CONC, PAVMT	0	100	15	1,500.00	UT	1.40	1.40	100	0	0	3	100	2,100	
4	0120	CLFENCE 4	0	100	0	300.00	UT	4.50	4.50	100	1993	1993	3	100	1,350	
5	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W24 N4 FEP= N12 W20 S12 E20\$ W20 S4 W22 S38 E35 FOP= S12 E6 N12 W6\$ E6 FGR= S12 E25 N22 W25 S10\$ N10 E25 N28\$.														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF	1150.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							